



Dear Owners
"Parkbridge"
Truscott Avenue,
MIDDLETON GRANGE NSW 2171

18 April 2016

Dear Sir/Madam,

As the managing agents of the Community Association "Parkbridge" the Executive Committee would like to inform you of the below information, in light of the upcoming Annual General Meeting.

The Committee for both Precinct 1 and 2 have achieved the following this financial year for your information and records;

1. Repaired the facilities lights around the BBQ area that was not working
2. Repair the pool lights
3. BBQ serviced
4. Re-painting of the front facilities entrance façade and the BBQ shelter of Precinct 1
5. Re-landscaping of Precinct 1 facilities area
6. Replaced missing pool tiles
7. Replacing the missing Parkbridge sign at the front facilities entrance
8. Arrange for "No Animal" signs for the facilities
9. Amend the hours of access for the tennis court
10. Arranged for remote access to program and de-active swipes for Precinct 1
11. Termination of BNE Lawn Maintenance and appointment of Waratah Landscapes for garden and lawn maintenance
12. Increasing the facilities clean from two to three days per week- Monday, Wednesday and Friday for the summer months
13. Pruning and fertilising of Bristol and Lancaster Park
14. Repaired and enhanced the drainage system - Precinct 1 facility
15. Organised - Movie Night and Easter Fair (Precinct 1 and Precinct 2)
16. Increased security at both Precincts to manage complaints re: non-residents using the facility
17. Enhanced access to the Parkbridge Website
18. Increased the number of Breach Notices (by-law breaches) to resident's example fences not painted, wrong colour, etc.
19. Engaged a consultant to identify properties who do NOT conform to By-Laws
20. Investigated the feasibility of increasing Garbage collection system
21. Declined multiple applications to build/erect structures outside by-laws

The major achievement has been the implementation of two Community events. One being the Christmas Movie Night held on 18 December 2015, and just recently the Easter Event on 19 March 2016.

We understand this was a topic of discussion at previous meetings and the Executive Committee are pleased that they were able to arrange this for the Community, with assistance from Memphis Events and Liverpool Council.



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There are still items that the Executive Committee are working towards, and the protection of the community facilities area has been of particular discussion. At present, the Executive Committee is considering increasing the security budget, to allow for full time patrol over the summer months. The Community Management Statement will also be reviewed and amendments will be proposed, such as to limit the number of persons per swipe/household within the facilities area at any one day and prohibiting private functions.

This year unfortunately there has been many unauthorised functions/parties held within the facilities area which has resulted in the community property being left untidy.

The Executive Committee wish to draw all owners' attention, to the Community Management Statement and in particular the following by-laws;

By-Law 5. External Fixtures

An owner or occupier must not construct, install or maintain on or in a lot anything that can be seen from outside the lot such as an air conditioner, fence, solar panels, shutters or transmitting and receiving devices to name a few, without permission from the Community Association first.

Residents must put their request in writing via the design review application form for consideration.

By-Law 6. Maintenance

An owner or occupier of a lot must ensure that the gardens and lawns are kept maintained at all times. Failure to adhere and the Community Association may exercise its rights under by-law 28.2 and arrange for such works to be completed and charge the amount onto the lot owner for reimbursement.

By-law 8. Subsidiary Facilities

Swimming pools are available for use seven days per week from 8.00 am - 10.00 pm. Glass objects, drinking glasses, sharp objects, and hazardous activities are not permitted. Children under the age of 12 must be accompanied and supervised by an adult.

Tennis courts are available for use seven days per week from 8.00 am to sunset, for a maximum of two hours in any one week. All tennis court bookings must be made via the Parkbridge website and owners should have their individual log in details. Tenants are to contact Whelan Property Group direct to arrange a booking.

BBQ areas are available for use seven day per week from 8.00 am – 10.00 pm. Children under the age of 15 must be accompanied and supervised by an adult. The BBQ area must be left clean and in tidy condition, and all rubbish removed after use.

Failure to adhere to the above and the Community Association may evict an owner or occupier. Depending on the nature of the eviction the Community may also prevent that lot occupant from the facilities area for a period of one month following the date of such eviction or such other period not exceeding four months. The person evicted must pay to the Community Association any security or other costs of the Community Association in evicting that owner or occupier.

By-Law 10. Community Property

An owner or occupier must obtain the written approval of the Community Association before that owner or occupier does any of the following to community property;



- a) Leaves anything on Community Property
- b) Obstructs the use of Community Property
- c) Uses any part of the Community Property for the owners of occupiers own purpose
- d) Erects on Community Property any structure
- e) Attaches to Community Property any item
- f) Does or permits anything which might damage Community Property or;
- g) Alters Community Property

Owners and occupiers must notify the Community Association of any damages they see or cause on Community Property as well.

By-law 11. Community Open Spaces

The consent of the Community Association is required to hold functions in or around the Community Open Space.

By-law 14. Internal Fencing

A fence within the Community Parcel must comply with the Architectural Design Guidelines. Any Lot owner that wishes to amend or add any fencing must seek approval from the Community Association first and also refer to the Dividing Fences Act 1991.

By-Law 16. Garbage

Each owner and occupier must secure and store that person's container for garbage and recyclable materials so that it is hidden from view outside the lot and does not emit odours.

By-Law 25. Keeping of Animals

An owner, occupier or visitor **must not** bring any animal into the Community Facilities. Any lot with an animal must;

- a) Ensure that the animal is kept under control at all times within the confines of that owner or occupiers lot.
- b) Ensure that when on any other part of the Community Parcel the animal is accompanied by the owner of occupier.
- c) When on any other part of the Community Parcel, keep the animal appropriately tethered and under control
- d) Is liable to owner and occupiers of other lots and each other person lawfully on Community Parcel for;
 - i. Any noise which is disturbing to an extent which is unreasonable
 - ii. For damage or loss of property or injury to any person caused by the animal; and
 - iii. Is responsible for cleaning up after the animal has used any part of another Lot or any other part of Community Parcel.

By-law 26. Parking Restriction

An Owner or Occupier may park a vehicle;

- a) In a garage or driveway on that owner or occupier's lot
- b) In an area on the Community designated by the Community Association as being an area where a vehicle may be parked.

Only registered motor vehicles may be parked in front of the building line of a lot as fixed by council.



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An Owner or Occupier must not park;

- a) In the verge
- b) In the front yard of a lot unless the vehicle is parked on the actual driveway
- c) A boat, trailer, caravan or any other towable item on any part of that owner or occupiers lot; which is visible from the streets or any other public places (including the road) or park on a road.

No vehicles including trucks with a gross weight in excess of 2 tonnes are permitted to stand on any part of a lot, road or in the Community Parcel.

The aim for the proposed budget this financial year will hopefully increase overall from last financial year by 50%.

As the Community Association is coming into its sixth year there has been no such levy increase to date. More homes have finished being built and more owners are renting out their lots. This has increased the numbers of owners and occupiers within the facilities area and as a result the budget will need to increase to reflect the maintenance and general consumer price index (CPI).

More information regarding the budget will be reflected in the cover letter of the Annual General Meeting agenda once finalised.

The items on which the Executive Committees are still working towards are;

1. Bus route into Parkbridge especially for the collection of school children
2. Second escape route out of Parkbridge in case of an emergency
3. Police patrol of the area in relation to illegal driving

During the interim however, the Executive Committee encourages all owners to also report their complaints or requests in relation to the above three points to Liverpool Council directly.

Owners are encouraged to view regular updates on the Park bridge webpage at www.parkbridge.com.au and can also view the accounts and levies via Whelan Property Group website at www.whelanproperty.com.au.

If you do not have your log in details for either site please notify our office in writing with your name and house address so we can re-set for you.

Should you wish to discuss this further please do not hesitate to contact the undersigned on (02) 9219 4111.

Yours Sincerely,

WHELAN PROPERTY GROUP PTY LTD



BRONWYN EADES

Licensed Strata & Community Manager

Cc: Executive Committee